

NORTHERN BEACHES COUNCIL WATER MANAGEMENT FOR DEVELOPMENT POLICY CLAUSE 9.3.1:

PROPERTIES WITHIN REGION 1 REQUIRE AN OSD FACILITY TO BE INSTALLED WHERE THE DEVELOPMENT RESULTS IN ADDITIONAL HARD (IMPERVIOUS) SURFACE AREA OF GREATER THAN 50m² (ON A CUMULATIVE BASIS SINCE FEBRUARY 1996).

PROPOSED DEVELOPMENT DOES NOT INCREASE IMPERVIOUS AREA, THEREFORE OSD NOT REQUIRED.

LEGEND PROPOSED

- STORMWATER PIPE
- GRATED PIT
- DOWNPIPE
- 50 DIA SPITTER PIPE
- VERTICAL OVERFLOW
- RAINWATER OUTLET
- RAINWATER HEAD
- GRATED DRAIN
- GRADE DIRECTION
- BOUNDARY LINE

STORMWATER ROOF PLAN

SCALE 1:100

NOTES

- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S DCP, ASS003.3 STORMWATER DRAINAGE.
- THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, WHETHER INDICATED ON THE PLANS OR NOT, AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST IF NECESSARY. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJOINING LANDS WITHOUT THE PERMISSION OF THE SUPERINTENDENT.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- ALL NEW WORKS TO MAKE SMOOTH CONNECTION TO EXISTING CONDITIONS.
- THE CONTRACTOR IS TO MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJOINING PROPERTIES.
- ALL DRAINAGE ELEMENTS ARE SHOWN DIAGRAMMATICALLY BASED ON AVAILABLE DRAWINGS, TO BE INSTALLED WITH CONSIDERATION TO SITE CONSTRAINTS AND THE INTENT OF THE DRAINAGE CONCEPT.
- ALL DOWNPIPES ARE SHOWN DIAGRAMMATICALLY. POSITIONS ARE TO BE CONFIRMED ON SITE USING THE WORKING DRAWINGS.
- THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING DRAINAGE PITS AND PIPES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND THE CONSTRUCTION IS TO COMMENCE FROM THE DOWNSTREAM PIT AND STRUCTURES.
- ALL DOWNPIPES ARE TO BE MINIMUM 100mm UPVC OR 100mm x 75mm U/LD.
- ALL DOWNPIPES TO BE PROVIDED WITH CLEANING EYES.
- ALL STORMWATER PIPES ARE TO BE MINIMUM 100mm UPVC OR 75mm GRADUATED U/LD, AND TO HAVE MIN 100mm COVER.
- ALL GUTTERS TO BE INSTALLED WITH GUTTER GUARDS UNLESS NOTED OTHERWISE.
- ENSURE THAT ALL PITS AND PIPES ARE LOCATED CLEAR FROM ANY TREE ROOT SYSTEMS.
- ALL STORMWATER PITS TO BE LOCATED AT LOW POINTS TO PREVENT PONDING WATER.
- CHARGED DOWNPIPE LINES ARE TO BE 100MM SEWER GRADE UPVC AND SEALED FROM 300MM BELOW THE TOP OF THE DOWNPIPE.

ISSUED FOR CONSTRUCTION

DRAWINGS TO BE PRINTED IN COLOUR

REV	DATE	AMENDMENT / REVISION DESCRIPTION	TITLE	NAME
A	20/09/2024	ISSUED FOR COORDINATION	DRAWN	KF
B	16/10/2024	ISSUED FOR COORDINATION	DESIGNED	KF
C	29/10/2024	ISSUED FOR COORDINATION	DRG CHECK	PH
D	14/07/2025	ISSUED FOR CC	DESIGN CHECK	PH
			APPROVED	PH

IF IN DOUBT, ASK

HYVE DESIGNS



SITE ADDRESS
2131 PITTWATR ROAD,
CHURCH POINT

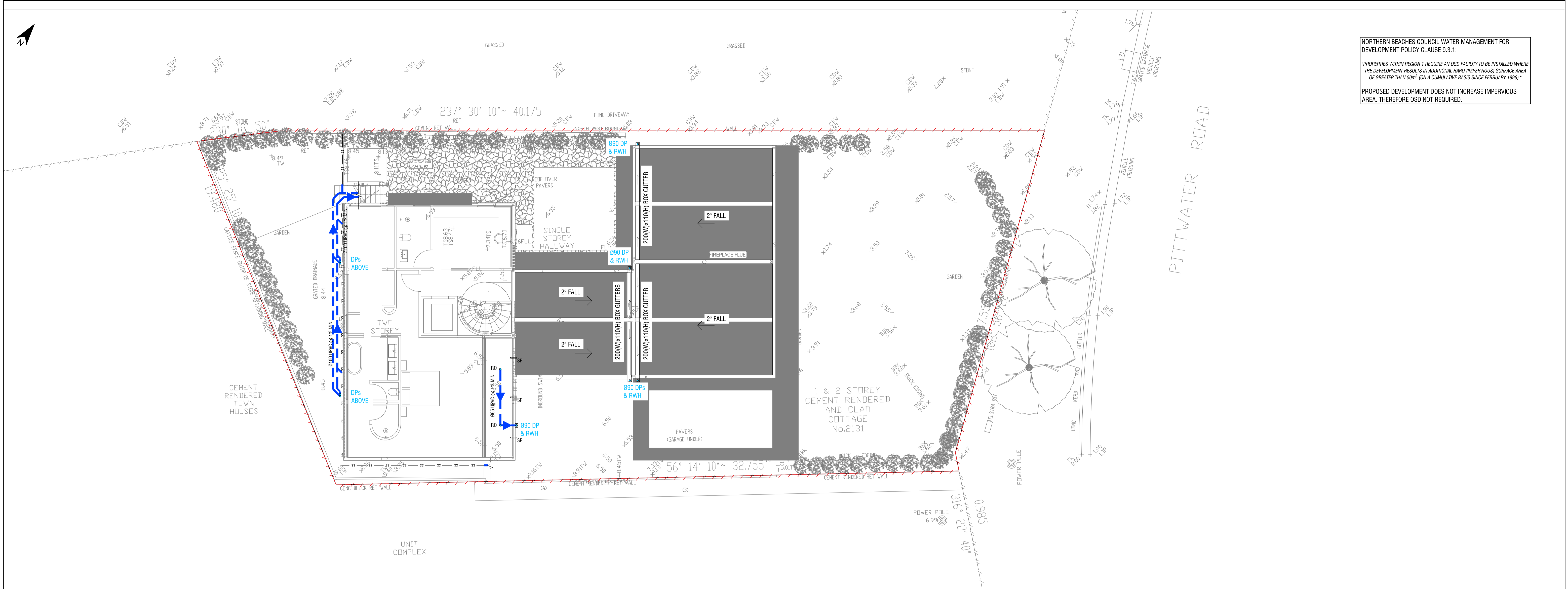
CLIENT
BRAD & LOUISE DOWE

STORMWATER ROOF PLAN

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JOB No	DATUM	SCALE	SHEET No	REV
SC23121	AHD	A1, 1:100	SW01	D

0 1 2 4 6
SCALE (m) 1:100



STORMWATER LEVEL 1 PLAN

SCALE 1:100

LEGEND PROPOSED

- STORMWATER PIPE
- GRATED PIT
- DP DOWNPIPE
- SP 50 DIA SPITTER PIPE
- VO VERTICAL OVERFLOW
- RO RAINWATER OUTLET
- RWH RAINWATER HEAD
- ⊞ GRATED DRAIN
- GRADE DIRECTION
- - - - - BOUNDARY LINE

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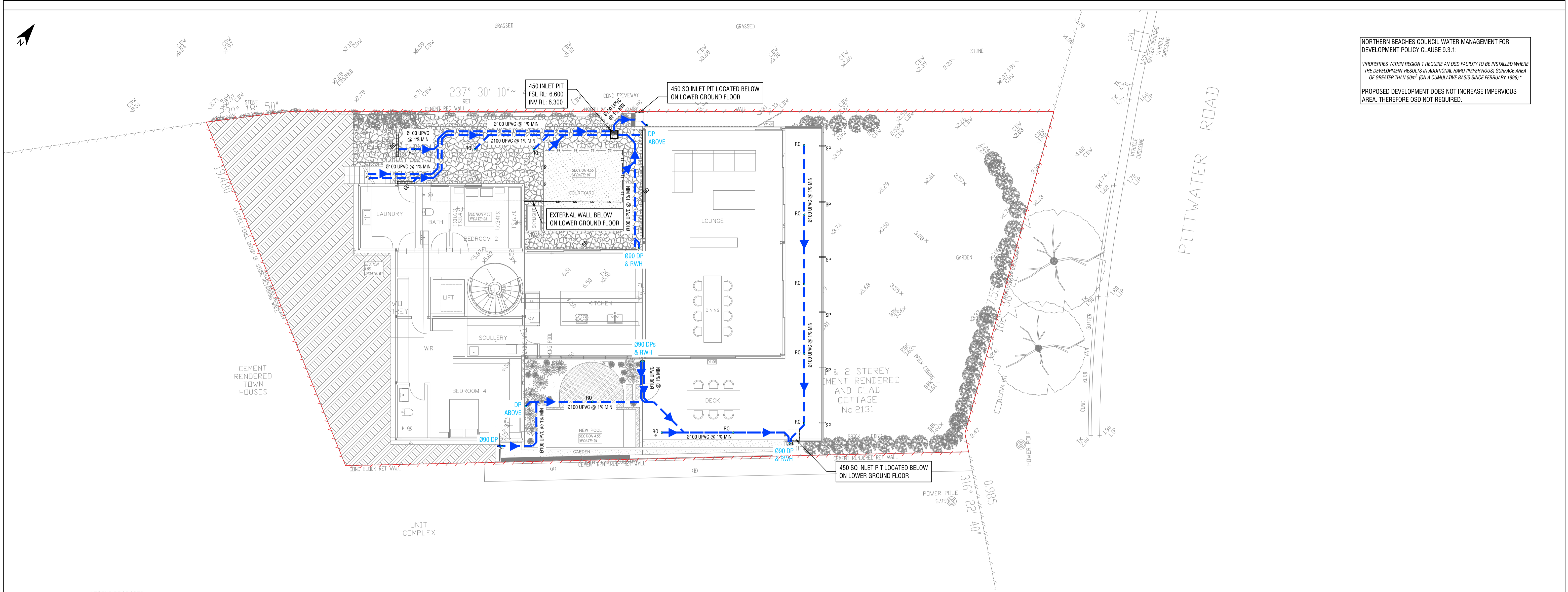
SITE ADDRESS
2131 PITTWATR ROAD,
CHURCH POINT
CLIENT
BRAD & LOUISE DOWE

STORMWATER LEVEL 1 PLAN

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SC23121	AHD	A1, 1:100	SW02	D

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SCALE (m) 1:100



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- RAINWATER OUTLET
- RAINWATER HEAD
- GRATED DRAIN
- GRADE DIRECTION
- BOUNDARY LINE

STORMWATER GROUND FLOOR PLAN

SCALE 1:100

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HYVE DESIGNS



SITE ADDRESS
2131 PITTWATR ROAD,
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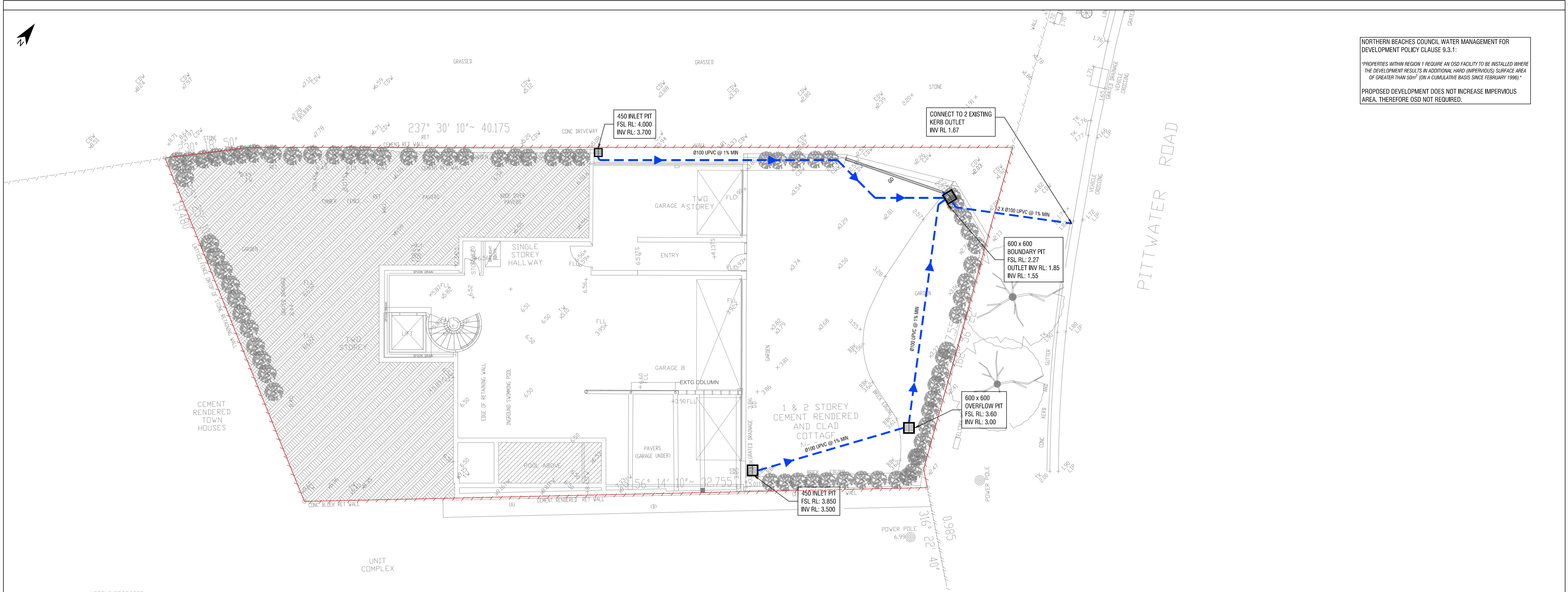
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STORMWATER GROUND FLOOR PLAN

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JOB No	DATUM	SCALE	SHEET No	REV
SC23121	AHD	A1, 1:100	SW03	D

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SCALE (m) 1:100



STORMWATER LOWER GROUND PLAN

SCALE 1:100

LEGEND PROPOSED

- STORMWATER PIPE
- GRATED PIT
- DOWNPIPE
- 50 DIA SPITTER PIPE
- VERTICAL OVERFLOW
- RAINWATER OUTLET
- RAINWATER HEAD
- GRATED DRAIN
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- BOUNDARY LINE

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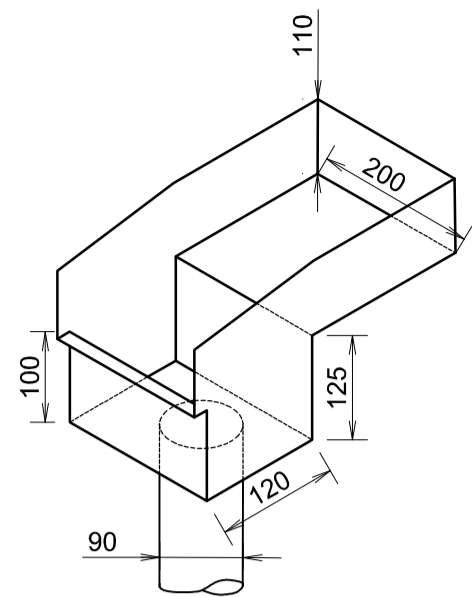
CLIENT
BRAD & LOUISE DOWE

STORMWATER LOWER GROUND PLAN

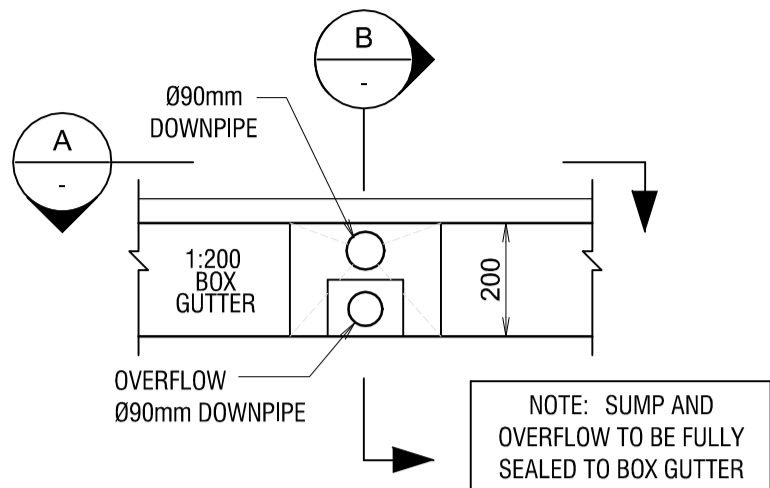
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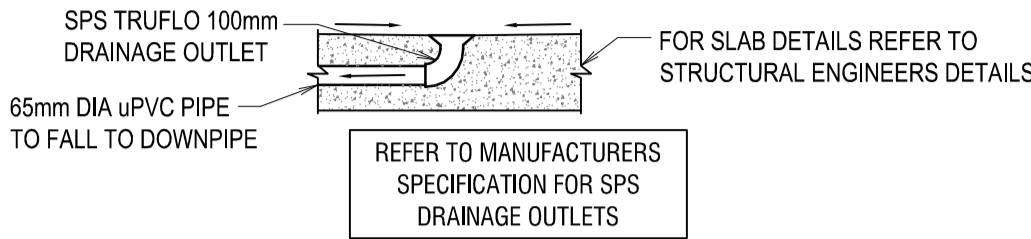
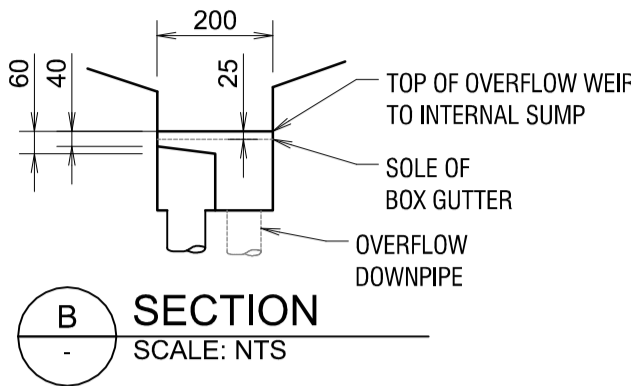
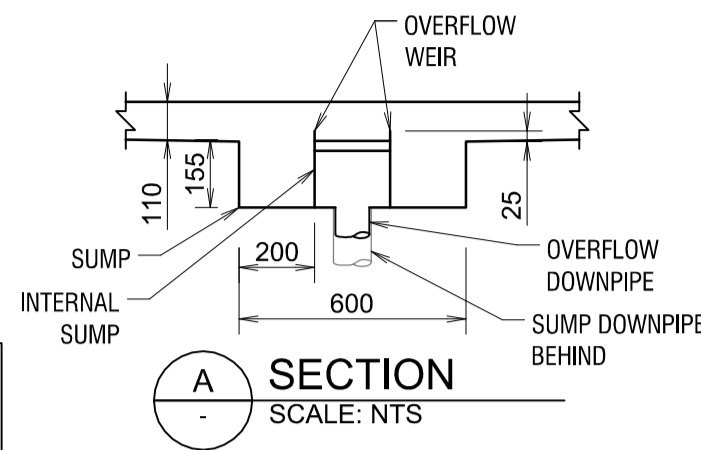
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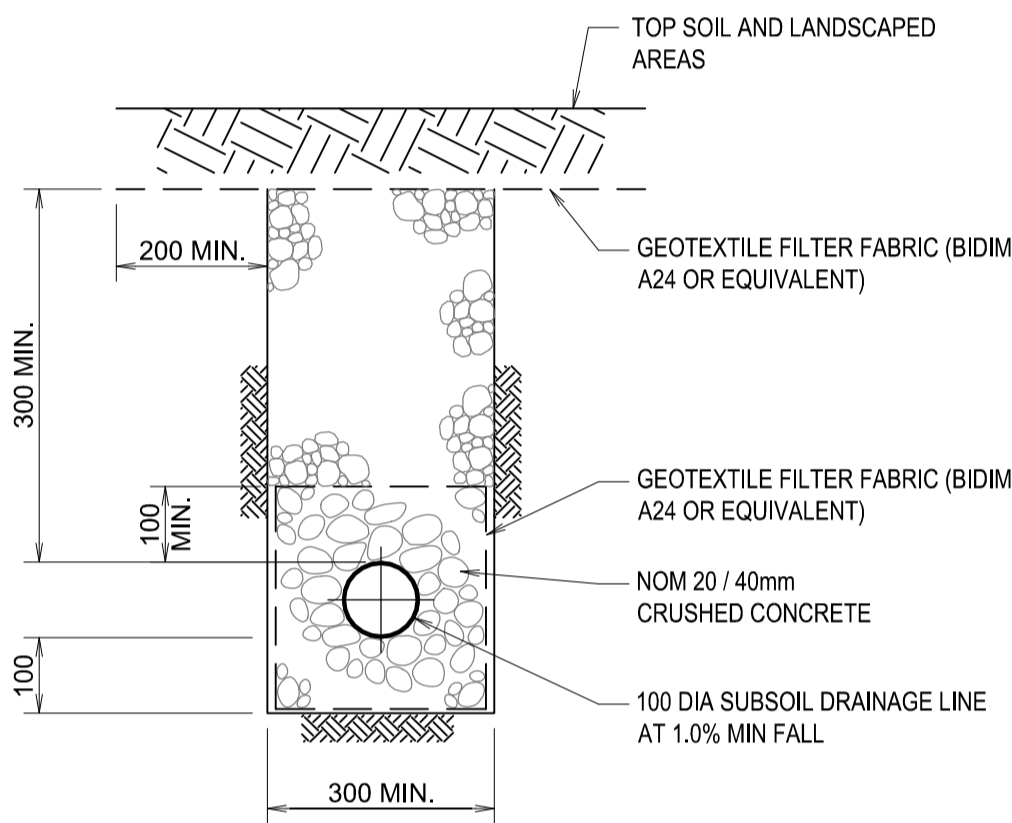
RAINWATER HEAD DETAIL
SCALE: NTS



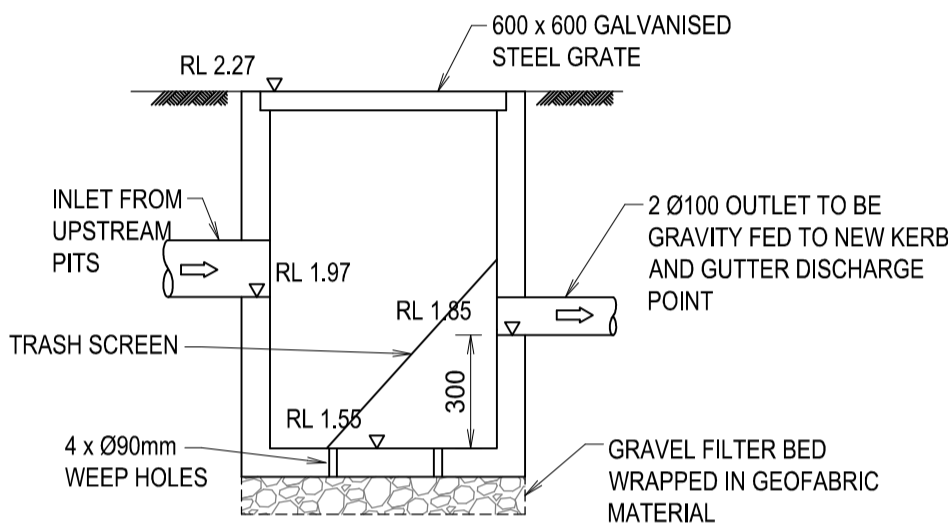
VERTICAL OVERFLOW DETAIL
SCALE: NTS



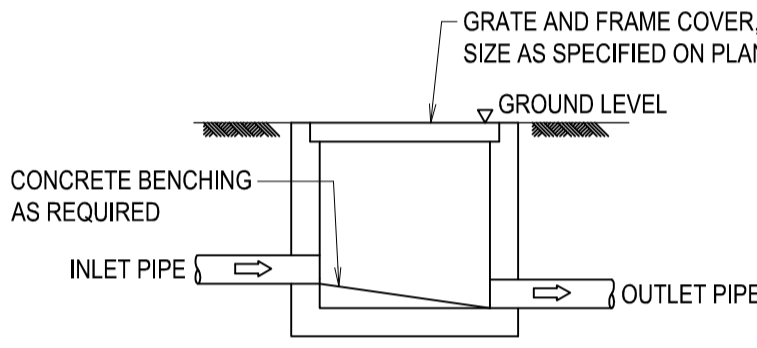
TYPICAL FLOOR WASTE/
RAINWATER OUTLET
SCALE 1:20



STANDARD SUBSOIL DRAIN
SCALE: NTS



SILT ARRESTOR PIT DETAILS
SCALE: NTS



TYPICAL PIT
N.T.S.

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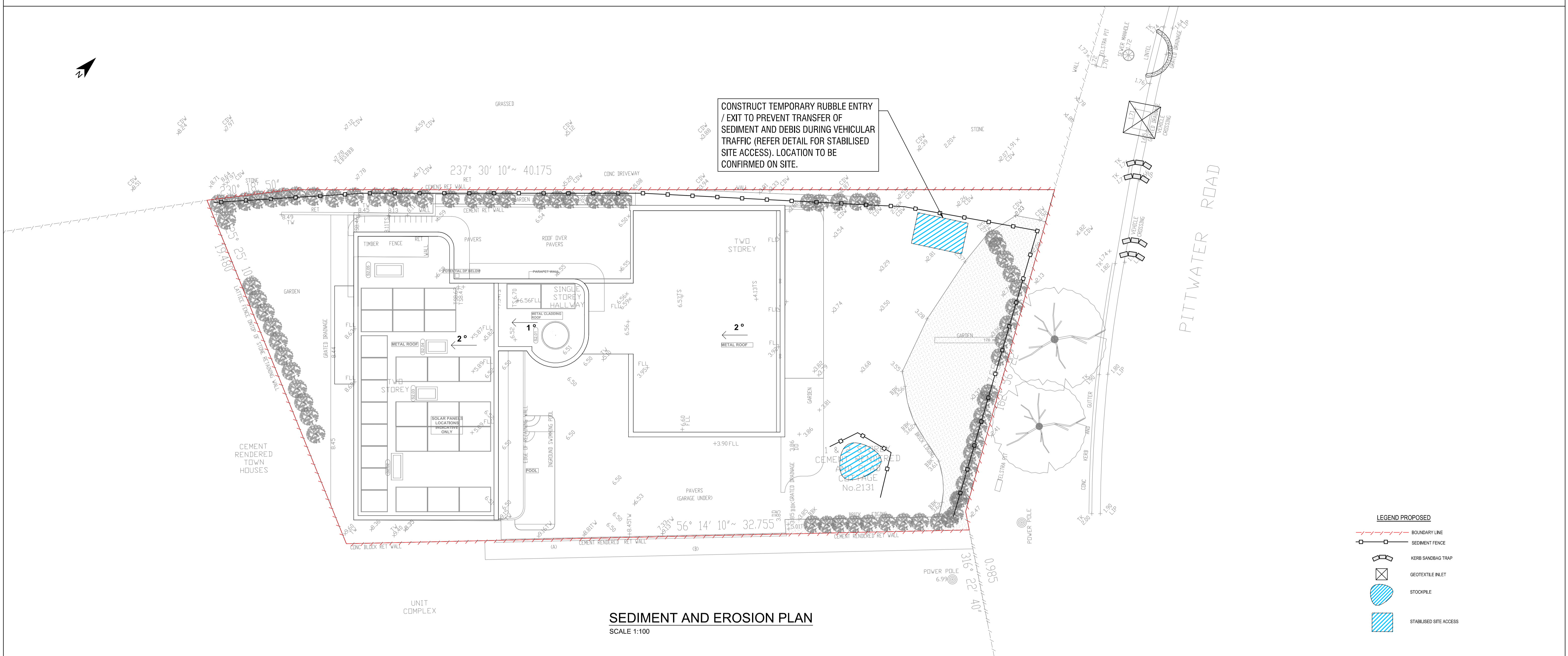


SITE ADDRESS
2131 PITTWATR ROAD,
CHURCH POINT
CLIENT
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STORMWATER DETAILS

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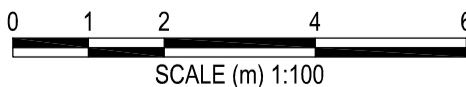
JOB No	DATUM	SCALE	SHEET No	REV
SC23121	AHD	A1, NTS	SW05	D



SEDIMENT AND EROSION PLAN
SCALE 1:100

- LEGEND PROPOSED
- BOUNDARY LINE
 - SEDIMENT FENCE
 - KERB SANDBAG TRAP
 - GEOTEXTILE INLET
 - STOCKPILE
 - STABILISED SITE ACCESS

- NOTES:
- THE SITE SUPERINTENDENT/ENGINEER WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS DOCUMENTED.
 - ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH:
 - A. LOCAL AUTHORITY REQUIREMENT
 - B. EPA REQUIREMENTS
 - C. NSW DEPARTMENT OF HOUSING MANUAL "MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION" 4th EDITION, MARCH 2014.
 - D. LANDSCAPES MANAGING URBAN STORMWATER - SOIL AND CONSTRUCTION "THE BLUE BOOK" LATEST EDITION.
 - MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
 - CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENT CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
 - WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
 - TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.
 - AFTER RAIN INSPECT, CLEAN AND REPAIR IF REQUIRED. TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.
 - THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED EOSP SUITABLE FOR THE SPECIFIC SITE CONDITIONS.
 - ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.
 - MINIMISE DISTURBED AREA COVERED WITH NATURAL VEGETATION, ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.
 - INSTALL EROSION/SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR EXCAVATION OPERATIONS.
 - DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.
 - DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.
 - CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.



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HYVE DESIGNS



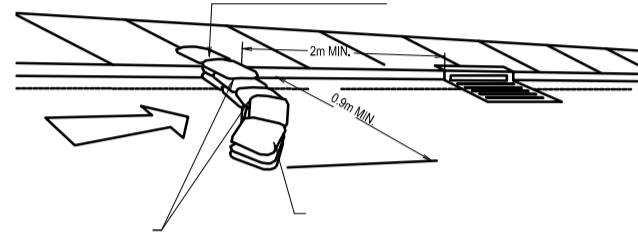
ISSUED FOR CONSTRUCTION

SITE ADDRESS
2131 PITTWATR ROAD,
CHURCH POINT
CLIENT
BRAD & LOUISE DOWE

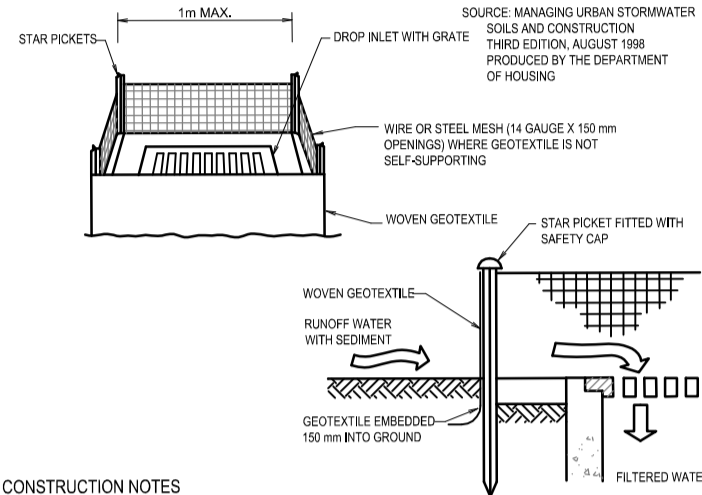
SEDIMENT AND EROSION PLAN

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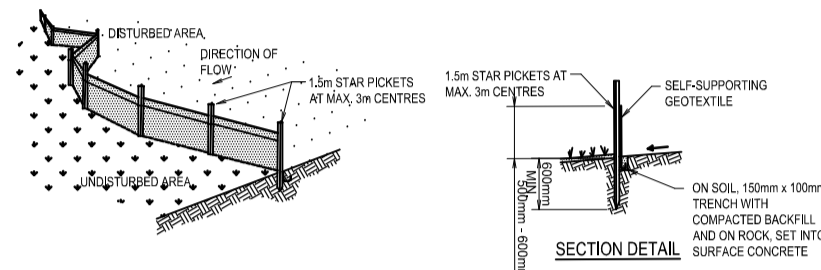


SANDBAG KERB INLET SEDIMENT TRAP



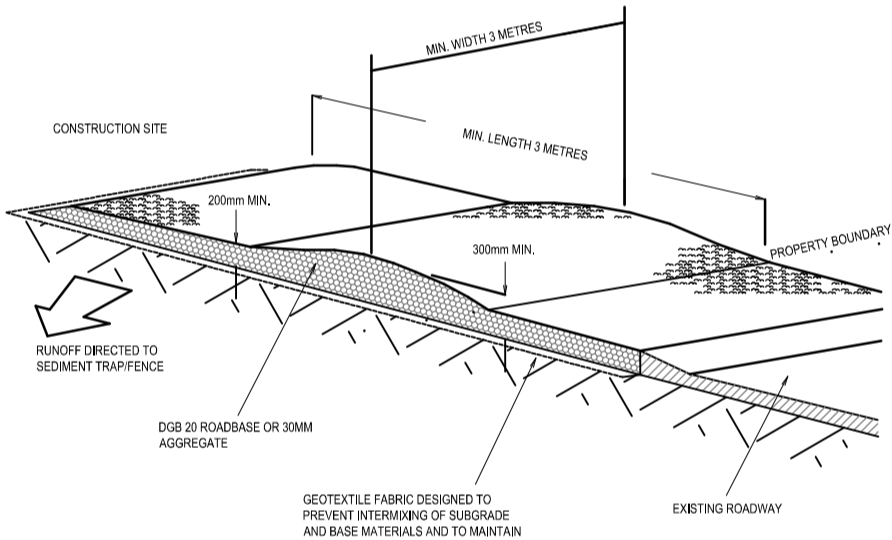
- CONSTRUCTION NOTES
1. FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE OR STRAW BALES.
 2. SUPPORT GEOTEXTILE WITH NEEDLE TIED TO POSTS AT 1 METRE CENTRES.
 3. DO NOT COVER INLET WITH GEOTEXTILE.
 4. CONSTRUCTION DETAILS ARE SIMILAR TO TYPICAL SEDIMENT FENCING DETAIL.

GEOTEXTILE INLET FILTER



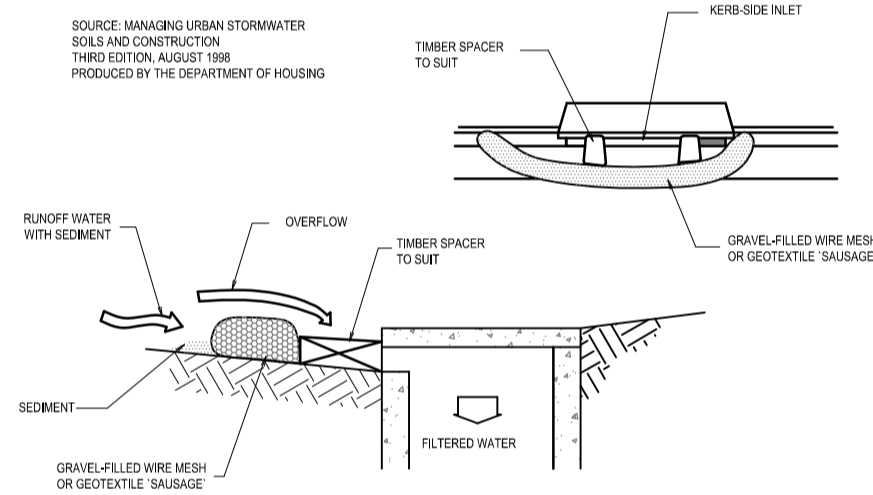
- CONSTRUCTION NOTES
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOUR OF THE SITE.
 2. DRIVE 1.5m LONG STAP PICKETS INTO GROUND, 3 METRES APART.
 3. DIG A 100mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 4. BACKFILL TRENCH OVER BASE OF FABRIC.
 5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
 6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 100mm OVERLAP.

SEDIMENT CONTROL FENCE



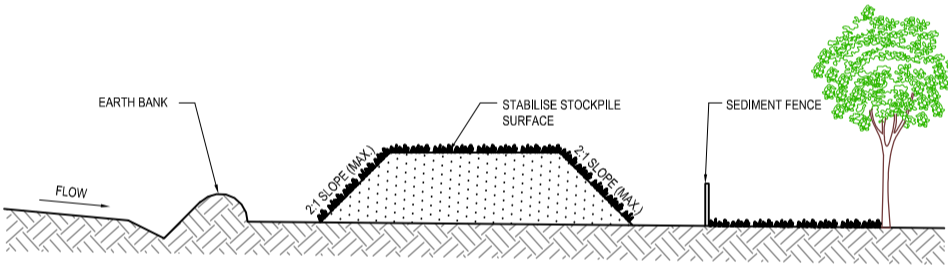
- CONSTRUCTION NOTES
1. STOP TOPSOIL AND LEVEL SITE.
 2. COMPACT SUBGRADE.
 3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 4. CONSTRUCT SEDIMENT FENCE OVER GEOTEXTILE USING ROADBASE OR 300mm AGGREGATE. MINIMUM LENGTH 10m OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 1 METRE.
 5. CONSTRUCT HUMP IMMEDIATELY UPDRAIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

STABILISED SITE ACCESS
N.T.S.



- CONSTRUCTION NOTES
1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
 2. FILL THE SLEEVE WITH 20mm TO 30mm GRAVEL.
 3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 100mm HIGH X 400mm WIDE.
 4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
 5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
 6. FORM A BAIL WITH THE SIDINGS AND PREVENT SEDIMENT BYPASSING THE FILTER.
 7. FIT TO ALL KERB INLETS AT SAG POINTS.

MESH AND GRAVEL INLET FILTER
N.T.S.



- CONSTRUCTION NOTES:
1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND MAINTENANCE AREAS.
 2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUND.
 3. WHERE THERE IS SUFFICIENT AREA, TOPICAL STOCKPILES SHALL BE LESS THAN 3m IN HEIGHT.
 4. WHERE THERE ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED EROSION CONTROL PLAN TO REDUCE THE CAPACITY TO LESS THAN 10%.
 5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 24) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT TRAPS (STANDARD DRAWING 24) TO 10m DOWN-DRIVE.

STOCKPILES
N.T.S.

DRAWINGS TO BE PRINTED IN COLOUR

REV	DATE	AMENDMENT / REVISION DESCRIPTION
A	20/09/2024	ISSUED FOR COORDINATION
B	16/10/2024	ISSUED FOR COORDINATION
C	29/10/2024	ISSUED FOR COORDINATION
D	14/07/2025	ISSUED FOR CC

TITLE	NAME
DRAWN	KF
DESIGNED	KF
DRG CHECK	PH
DESIGN CHECK	PH
APPROVED	PH

OUR COMPANY LOGO

HYVE DESIGNS



IF IN DOUBT, ASK

ISSUED FOR CONSTRUCTION

SITE ADDRESS
2131 PITTWATR ROAD,
CHURCH POINT
CLIENT
BRAD & LOUISE DOWE

SEDIMENT AND EROSION DETAILS

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JOB No	DATUM	SCALE	SHEET No	REV
SC23121	AHD	A1, NTS	SE02	D